
City / County Strategic Growth Plan and Agreement

For the City of Bertram and Linn County, Iowa

2003-2023

Prepared by:



and



and the City of Bertram

**CCSG PLAN and AGREEMENT
BERTRAM and LINN COUNTY, IOWA
ACKNOWLEDGMENTS**

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The East Central Iowa Council of Governments is an intergovernmental council governed by a board of directors comprised of elected officials and private citizens. ECICOG was created to promote regional

cooperation and to provide professional planning services to local governments in Benton, Iowa, Johnson, Jones, Linn and Washington Counties.

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**CCSG PLAN and AGREEMENT
BERTRAM and LINN COUNTY, IOWA
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PREFACE

T H E C I T Y / C O U N T Y S T R A T E G I C G R O W T H P L A N

This City/County Strategic Growth Plan between Bertram and Linn County was completed as a result of an agreement between the City of Bertram, Linn County and the East Central Iowa Council of Governments. This document contains information essential for planning efforts in the two-mile area surrounding Bertram. It will serve as a coordinated guide for continued planning and development in order to manage growth and make the most efficient possible use of the area's resources.

The East Central Iowa Council of Governments appreciates the efforts of the City of Bertram and Linn County Planning and Development staff members who have contributed their time and ideas to the formulation of this plan. Also, special thanks should go to hundreds of area citizens. Their input has made this document a pertinent and meaningful plan which represents the needs and desires of the people in and around the City of Bertram.

AUTHOR'S NOTES

T H E C I T Y / C O U N T Y S T R A T E G I C G R O W T H P L A N

There is an overriding theme to this plan between Bertram and Linn County. It is based on the results of the town meetings with hundreds of area residents. The overall theme of the plan involves maintaining the small-town, rural atmosphere while accommodating the projected population growth of the area. This fundamental issue is addressed throughout the plan.

Overall, the plan promotes growth in appropriate areas to protect against sprawling development and the loss of prime farmland and natural areas. It became apparent after the results of the second town meeting that citizens overwhelmingly want open space and agricultural uses preserved in the area.

The intent of the plan and resulting agreement is that new development will fit into the existing small-town, rural character of the area and that open space and prime farmland will be preserved.

**T H E C I T Y / C O U N T Y S T R A T E G I C G R O W T H
P L A N**

Coordinated land use planning between a city and county promotes compact growth patterns in appropriate locations, reduces public infrastructure costs, and encourages the retention of viable agricultural operations and open space.

To forward these goals, the 2000 Linn County Rural Land Use Plan has called for adoption of City/County Strategic Growth (CCSG) plans and intergovernmental agreements between the County and each city in the County.

This Bertram/Linn County CCSG plan and related intergovernmental agreement will provide for coordinated implementation of both the County and City Land Use Plans, specifically in Bertram's fringe area. This document looks twenty years into the future, and offers a framework for appropriate growth and development during that period. By considering the impact of future development well into the 21st century, a direction can be established to guide the creation of regulatory tools such as the intergovernmental agreement, zoning ordinances, subdivision regulations, and annexation procedures.

In addition, overall goals are outlined and specific policy guidelines are recommended to achieve those goals. The plan, however, is not meant to be a strict blueprint, but rather a guide for officials in their decision-making.

T H E P L A N N I N G P R O C E S S

This Plan is the culmination of a six month-long planning process that involved hundreds of citizens in and around Bertram in creating a vision for the area's future. The process was managed by the East Central Iowa Council of Governments through monthly public work-sessions and charettes.

Public meetings were held to establish a common vision and reachable goals for the next twenty years¹. Finally, overall goals and policies were established to achieve the stated vision.

The planning process should be an ongoing endeavor. The success of this plan will require the support of citizens as well as the City Council and Board of Supervisors. While no plan could possibly foresee every issue, the goals and

strategies developed in this plan will provide flexibility for elected and appointed officials and area residents in successfully planning for the future.

¹ Descriptions of each town meeting are listed in Chapter 2 of this Plan.

CHARACTER AND OVERALL DEVELOPMENT GOALS

2

CHAPTER

PUBLIC PARTICIPATION

The crucial element in any plan is ensuring that the wishes and hopes the residents hold for their community is represented in the content of the plan. If the plan does not accurately reflect the needs and desires of area residents, the plan will have little value.

Four town meetings were held during the planning process. The first meeting was an introduction of the CCSG plan concept. The second meeting was an interactive planning session with over eighty residents taking part to identify a future vision for the area. The session involved eight small groups (10-12 people per group) identifying and prioritizing positive qualities that need to be maintained, as well as future concerns of the area that need to be addressed. This exercise was held at the beginning of the process for two reasons:

- The critical elements for the future vision are identified early in the process ensuring that appropriate problem identification occurs at the very beginning;
- Public participation is crucial for creating an effective and appropriate plan. By having town meetings at the beginning of the process, every resident has an opportunity to direct a future vision for the planning area.

Each member of each small group individually identified his or her positive qualities and future concerns on a 3x5 note card. Then, within each group, all members listed those qualities and concerns on a large sheet of paper (many replies were similar between group members and were condensed into a single quality or concern). At that point, each participant awarded points to prioritize the composite small group list of qualities and concerns using a 3 point value system. Three points were given to their highest priority; 2 points to the second highest priority and 1 point for their third highest priority. Totals were then added up to establish an overall prioritized listing for each small group's qualities and concerns.

The following page contains a composite of all eight of the small group's prioritized positive qualities and future concerns².

²This is only a composite of each group's priorities. Many of the positive qualities and future concerns were condensed into an over-all quality or concern that were deemed equal. This was based on ECICOG staff's interpretation and, while reflective of the overall priorities, may or may not reflect the individual priorities of the citizens present.

The plan's appendix contains a listing of each small group's identified qualities and concerns.

Positive Qualities to be Maintained	points
Rural Living (low housing/population density, small-town, country-like atmosphere)	142
Close to Cedar Rapids (schools, shopping, jobs, etc.)	51
Environmental quality (trees, nature, wildlife, air and water quality)	50
Low taxes	44
Clean, quiet, little traffic, private, peaceful (quality of life)	36
Good mix of agricultural land and open space	23
Safety/low crime	13
Slow growth	13
Good schools	11
Room for controlled growth	11
Keep the "big stuff" commercial out/no industry	8
Not spoiled by all development	8
Responsive government	6
Well maintained streets	6
Neighborly (good neighbors, friendly, close family, tolerant, better values)	4
Access to Highways (13 & 30)	3
Cedar River Access	3
Part of heritage/home	3
Well maintained properties - pride in ownership	3
Some commercial (handimart)	2
Easy access to fire/sheriff	
Good postal service	
Good road maintenance	
Good sunsets	
Hunting	
Your own well water	
<hr/>	
Future Concerns to be Addressed	
points	
<hr/>	
Manufacturing/commercial development, transfer stations, landfills moving in	89

Urban sprawl (new/spot development, loss of farmland)	
62	
Cedar Rapids annexation	61
Odors from sewer plant	
61	
Environmental protection (loss of natural areas, air quality, water supply/quality)	
29	
Fire and police departments stretched to limit, emergency response time	
28	
Increased traffic/higher population	27
Consistency between city/county plans	19
More restrictions (zoning, etc.)	16
Maintenance of gravel roads	13
Tax rate/property values	
11	
Isolation to future growth	6
New residents who won't adapt and want to change existing rural area/people	
5	
Rural power supply service is weak	4
Lack of sewer/water infrastructure	3
Less safety/more crime	3
No natural gas service	2
Community involvement	1
No recycling with trash pick-up	
Trains	

In addition to identifying qualities and concerns, citizens at the second meeting also participated in a mapping exercise. The mapping was intended to identify resident's preferred areas for future growth or for protection from future development.

Staff then created a composite map of each small group's preferred agricultural/open space areas, preferred residential areas and preferred commercial areas. These composite maps were referenced to establish the overall Future Land Use map for the Bertram two-mile planning area.

A plan was drafted and presented during the third public meeting for public review and comment. Next, the City and County held a joint planning and zoning commission meeting to establish zoning and subdivision procedures within each planning area.

Planning areas in the two-mile district were then established. The plan and agreement will ultimately be adopted by the City Council and the Board of Supervisors and filed with the Secretary of the State of Iowa and with the Linn County Recorder in compliance with Chapter 28E of the *Code of Iowa*.

P O S I T I V E Q U A L I T I E S A N D F U T U R E C O N C E R N S

Bertram's location just minutes east of the Cedar Rapids metro area helps define how area residents perceive their community. Many residents live in the area to take advantage of the amenities of a large population center without having to pay the negative costs associated with traffic, taxes, and increased development. Benefits such as large amounts of open space and rural-like settings are being challenged by increased development and population growth. As a result of these forces, many area residents are concerned that the growing population could have negative impacts on the area. This provides the context for the challenges the area will face over the next 20 years:

- How can the expected growth continue without compromising the small-town, rural atmosphere residents have come to value so highly?

Assuring the quality of life for current and future residents begins with good design of proposed developments. Beyond good schools and public services, quality of life means pedestrian friendly neighborhoods, parks and open space,

~~trails for biking and walking~~, and appropriately designed commercial areas in suitable locations.

Good design includes development that adapts to the topography of the landscape. Mature trees are incorporated into new developments, while woodlands and wetlands are preserved for recreation and wildlife.

Other aspects must be involved in assuring quality development. Location, amount, sequence and type of development all play a role in assuring new growth fits within the existing community character.

This plan and intergovernmental agreement should be used when reviewing proposed developments within the planning-area. Chapter 3 of the plan establishes areas where future development should be encouraged and areas to be preserved, as well as what development standards should be used in reviewing development proposals. Development standards may include, but are not limited to the County's Rural Land Use Plan and applicable Development Ordinances, the County's Land Evaluation and Site Assessment (LESA) system and Bertram's Land Use Plan and zoning and subdivision ordinances.

The Vision

Without specific criteria for the preferred character and type of development, land use controls (intergovernmental agreements, zoning and subdivision ordinances) may not fully achieve the vision for the area. Therefore, it is important to identify the preferred vision. This begins with an overriding vision statement:

The Bertram area's past, present and future is embodied in its rural, small-town charm.

The establishment of goals and policies provides the opportunity to pursue growth and development where appropriate and to limit or restrict growth as

necessary to achieve the vision. It is the intergovernmental agreement (contained herein) and specific development ordinances that implement the vision of the plan. As such, specific goals and policies are established in an effort to provide a clear and logical basis for future growth.

O V E R A L L G O A L S A N D P O L I C I E S F O R T H E B E R T R A M F R I N G E - A R E A

- **Allow compact, incremental development in appropriate locations.**

- 1.1 Direct new residential growth to areas as shown in the Future Land Use map. These areas should have the natural and man-made capacity to support development.
- 1.2 Encourage the appropriate use of conservation subdivision/cluster design to better address open space needs and maintain the rural character of the area.
- 1.3 Direct new low-density rural residential development to areas designated as such on the Future Land Use Map. Low-density rural residential development may be allowed in agricultural areas which are adequately served by public facilities, have a Corn Suitability Rating (CSR) below 65, are near existing rural residential and which will not infringe on neighboring agricultural operations.
- 1.4 Require adequate facilities and services at the time of development as outlined in Chapter 3 of this plan.
- 1.5 Encourage a land use pattern which efficiently utilizes the capacity of the existing transportation system.
- 1.6 Protect and enhance the "gateway" entrances into Bertram.

- **Protect prime farmland and viable agricultural uses.**

- 2.1 Retain agricultural land with a CSR of 65 or more in the Agricultural area, as designated on the Future Land Use Map.
- 2.2 Direct new growth away from agricultural areas, as designated on the Future Land Use Map.

- 2.3 Minimize conflicts and incompatibilities between agricultural and non-agricultural land uses.

- **Conserve natural areas and promote watershed protection.**

- 3.1 Protect fragile and critical natural resource areas, including flood plain areas, wetlands, natural prairies, wooded areas and other environmentally sensitive areas.
- 3.2 Protect and enhance the quantity and quality of potable groundwater and surface water supplies through watershed planning and best-management practices.
- 3.3 Address drainage and stormwater management as a regional issue through best-management practices.
- 3.4 Preserve and incorporate existing mature trees into proposed developments and design streets and lots around important natural features.

- **Provide and protect community recreational and open space.**

- 4.1 Encourage the appropriate use of conservation subdivision/cluster design to better address open space needs and maintain the rural character of the area.

- **Protect private property rights.**

- 5.1 Ensure that development regulations are reflective of and proportional to a real need.
- 5.2 Equitably balance the rights of property owners with responsibilities to adjacent property owners and the community at large.

IMPLEMENTATION

CHAPTER 3

P L A N R E V I E W A N D R E V I S I O N

This plan is intended to serve as a guide for land use decisions, as well as public and private development, through the year 2023. As local and regional conditions change, accordant changes to the policies and the Future Land Use Map will be required to keep the plan current.

It is recommended that the entire plan and intergovernmental agreement be carefully reviewed annually to insure that the policies and land use maps are consistent with current trends. The result of the annual review may be to recommend revisions to the policies, the Future Land Use Map, or the implementation program.

The Planning and Zoning Commission from the City and County (as well as staff) shall review the plan and identify recommended revisions and forward recommendations to the Council and Board of Supervisors respectively, which shall then make the final decision on any changes. This authority should be used with discretion, however, since much of the value of the plan can easily be lost through frequent or arbitrary changes.

I N T E R G O V E R N M E N T A L A G R E E M E N T

The fringe-area agreement between the City of Bertram and Linn County, on the following pages, establishes the framework for orderly growth and development and the maintenance of the rural character within the planning area. By utilizing the agreement, the vision contained in this CCSG plan can be realized.

Fringe-Area Policy Agreement
Between
The City of Bertram, Iowa and Linn County, Iowa
_____, 2003

This Agreement is entered into pursuant to Chapter 28E of the *Code of Iowa*, by and between the City of Bertram, Iowa, hereinafter referred to as "City" and Linn County, Iowa, hereinafter referred to as "County" to-wit:

Whereas, Chapter 354, *Code of Iowa*, allows the City to establish a fringe-area within two miles of the city for the purpose of reviewing and approving subdivisions, and Chapter 354 further grants the City the authority to require subdivisions within the fringe- area to adhere to the City's subdivision standards and conditions unless the City establishes alternative standards and conditions for subdivisions by means of a 28E Fringe-Area Agreement with the County; and

Whereas, it is in the interest of the City and the County to establish policies for the orderly growth and development within the two-mile extraterritorial jurisdiction of the City; and

Whereas, the City and County mutually agree that such policies are necessary to effectively and economically provide appropriate services for future growth and development.

Now, Therefore, the parties hereto, do agree for themselves and their respective successors as follows:

SECTION 1. Statement of Intent

The purpose of this agreement is to provide for the orderly and coordinated development of land, as well as to preserve the availability and use of land for agricultural production and the protection of environmentally sensitive land.

SECTION 2. Development Policies for the Fringe Area

As provided in Chapter 28E in the *Code of Iowa*, the City and County agree that each area shall have applied to it the following development policies. The areas are within the two-mile jurisdiction of the City. The policies will affect growth

patterns, annexation, zoning and subdivision review, and coordination of land use regulations between the City and County. The areas are as follows:

- Area 1: Agricultural Area
- Area 2: Rural Residential Development Area
- Area 3: Urban Service Area
- Area 4: Commercial Area

AREA 1: AGRICULTURAL AREA (AA)

Location: All properties located outside of the corporate boundaries of the City of Bertram as shown on the Intergovernmental Agreement map as AA.

Policy: To enhance and protect the viability of agricultural operations in such areas by restricting the proliferation of non-compatible uses as established in the County's Rural Land Use Plan.

Recommended Land Uses: Agricultural
Agricultural Commercial
Limited Rural Residential
Park, Recreation and Open Space
Exclusive Uses (as defined in the County's Rural Land Use Plan)

Justification: This area is not included in the City's long-range growth plan. Land in this area is best suited for agricultural uses.

Zoning Procedure: Rezoning applications shall be sent to both the City and County. Review and comment by the City is required before final action by the County. Conditional Use permit applications shall follow the steps listed in Section 3.4 of this Plan and Agreement.

Subdivision and County. Subdivision applications shall be sent to both the City and County.

Procedure: Final action by the City is required before final action by the County.

Minimum Levels for Follow the levels of service established within this agreement for

Of Service: Agricultural Areas (AA).

Other Design Follow the County's Rural Land Use Plan and all applicable

Standards: development ordinances and standards.

**AREA 2 : RURAL RESIDENTIAL
DEVELOPMENT
AREA (RRDA)**

Location: All properties located outside of the corporate boundaries of the City of Bertram as shown on the Intergovernmental Agreement map as RRDA.

Policy: To allow for low density, rural character residential development as established in the County's Rural Land Use Plan. (RRD2 as defined)

Recommended Land Uses: Rural Residential
Agricultural

Justification: This area is not included in the City's long-range growth plan. Land in this area is best suited for low density, rural residential development.

Zoning Procedure: Rezoning applications shall be sent to both the City and County. Review and comment by the City is required before final action by the County. Conditional Use permit applications shall follow the steps listed in Section 3.4 of this Plan and Agreement.

Subdivision and County Procedure: Subdivision applications shall be sent to both the City and County. Final action by the City is required before final action by the County.

Minimum Levels of Service: Follow the levels of service established within this agreement for Rural Residential Development Areas (RRDA).

Other Design Standards: Follow the County's Rural Land Use Plan and all applicable development ordinances and standards.

AREA 3 : URBAN SERVICE AREA (USA)

Location: All properties located outside of the corporate boundaries of the City of Bertram as shown on the Intergovernmental Agreement map as USA.

Policy: To provide sufficient land for orderly future City development.

Recommended Land Uses: Residential
Agricultural
Neighborhood Commercial (NCD as defined in the County's Rural Land Use Plan)

Justification: Development in this area may impact City traffic patterns, floodplain management, and property valuations. Therefore, growth in this area should be carefully integrated with existing City developments by utilizing City standards and conditions.

This area is contiguous to the existing City limits. The development potential of this area is quantified by the population expansion of the City in recent years. Between

the years 1990 and 2000, the City's population increased 22 percent from 201 in 1990 to 245 in 2000³. The City's Land Use Plan expects the population growth to continue at this rate. This projects out to approximately 300 persons in the year 2023.

According to the City's Current Land Use Map, there is approximately 210 acres of undeveloped land within the existing City Limits. At current allowable density (1 housing unit per 2 acres), minus 15 percent for rights-of-way for utilities and streets, there is enough land available within existing City property for approximately 89 housing units□.

The City is expecting approximately 55 new residents by the year 2023. At the current people per household rate of 2.35³, the City would need approximately 24 new housing units. Based on current allowable densities and available land, those units could theoretically be built within the current City limits.

³ According to the 2000 U.S. Census

□ 210 acres – 15% (for row) = 178 acres. $178 / 2$ (allowable density) = 89.25 housing units
However, that does not include other types of land uses, including, but not limited to, park, recreation, and commercial uses. In addition, development constraints (i.e. steep slopes, wetlands, etc.) may prohibit building on some of the City's existing undeveloped land.

Therefore an Urban Service Area outside of the existing City limits is established to provide market flexibility and protection of the City's interests (i.e. protection of gateway entrances, traffic concerns, etc.) in regards to future growth. Annexation into the City should occur within the Urban Service Area.

The Urban Service Area is established on the Intergovernmental Agreement Map.

Zoning Procedure: Rezoning applications shall be sent to both the City and County.

Final action by the County is required before final action by the City. If the proposal calls for concurrent annexation into the City, the County then waives its right of approval authority.

Conditional Use Permit applications shall follow the steps listed in Section 3.4 of this Plan and Agreement.

Subdivision and County. Subdivision applications shall be sent to both the City

Procedure: Final action by the County is required before final action by the City. If the proposal calls for concurrent annexation into the City, the County then waives its right of approval authority.

Minimum Levels of Service: Follow the levels of service established within this agreement for

Urban Service Area (USA).

Other Design Standards: Follow the City's Land Use Plan and all applicable City development

ordinances and standards.

A R E A 4 : C O M M E R C I A L (C O M)

Location: All properties located outside of the corporate boundaries of the City of Bertram as shown on the Intergovernmental Agreement map as COM.

Policy: To allow for limited commercial use to accommodate the needs of the agricultural community, rural residents and the traveling public.

Recommended Rural Land Land Uses:	Highway Commercial (HCSD as defined in the County's Use Plan) General Commercial (GCD as defined in the County's Rural Land Use Plan)
Justification:	This plan supports the economic development activities of the surrounding cities by limiting commercial uses in the planning area to those that are essential.
Zoning Procedure:	Rezoning applications shall be sent to both the City and County. Review and comment by the City is required before final action by the County. Conditional Use permit applications shall follow the steps listed in Section 3.4 of this Plan and Agreement.
Subdivision and County Procedure:	Subdivision applications shall be sent to both the City and County. Final action by the City is required before final action by the County.
Minimum Levels Of Service:	Follow the levels of service established within this agreement for Commercial Areas (COM).
Other Design Standards:	Follow the County's Rural Land Use Plan and all applicable development ordinances and standards.

O T H E R U S E S

Policy: While there is no plan designation for other types of uses as described below, such uses may be permitted as per the

County's Rural Land Use Plan and all applicable development ordinances and procedures.

Other Uses as Defined in the County's Rural Land Use Plan: Public- and Semi-Public
Park, Recreation and Open Space
Industrial and Warehousing
Exclusive Use

Justification: A limited number of activities do not permit classification in the usual agricultural, residential and commercial land use categories. Proposals for these uses shall revert to the County's Rural Land Use Plan and all applicable development ordinances and procedures.

Zoning Procedure: Rezoning applications shall be sent to both the City and County. In the Urban Service Area, the City retains zoning approval authority and final action by the County is required before final action by the City. In all other Area Designations, review and comment by the City is required before final action by the County. If the proposal calls for concurrent annexation into the City, the County then waives its right of approval authority.

Conditional Use Permit applications shall follow the steps listed in Section 3.4 of this Plan and Agreement.

Subdivision and County. Procedure: Subdivision applications shall be sent to both the City and County. Final action by the City is required before final action by the County.

Minimum Levels Of Service: Follow the County's Rural Land Use Plan and all applicable development ordinances and procedures.

Other Design Standards: Follow the County's Rural Land Use Plan and all applicable development ordinances, standards and procedures.

M E T R O U R B A N S E R V I C E A R E A (M U S A)

The Cedar Rapids metro urban service area, as defined in the Cedar Rapids Comprehensive Plan and Linn County Rural Land Use Policy Plan, extends into the Bertram fringe-area as shown on the Intergovernmental Agreement Map.

Any development within this area must conform to the Metro Area Design Standards, as amended.

REVIEW AND APPROVAL AUTHORITY

The following table contains the zoning and subdivision responsibilities for Bertram and the County within each area.

Review and Approval Authority*					
Area Designations	Rezoning Procedure		Subdivision Procedure		Government standards to be followed
	City	County	City	County	
Agricultural Area (AA)	Review	Approval	Approval	Approval	County
Rural Residential Development Area (RRDA)	Review	Approval	Approval	Approval	County
Urban Service Area (USA) including "Other Uses" as defined	Approval	Approval**	Approval	Approval**	City
Commercial Area (COM)	Review	Approval	Approval	Approval	County
Other Uses***	Review	Approval	Approval	Approval	County
Metro Urban Service Area (MUSA)	Review	Approval	Review/ Approval in accordance with State Code	Approval	Metro

* As described within each area under Section 2 of this agreement. In all Area Designations, Conditional Use Permit applications shall be reviewed by the County's Technical Review Committee with City input as stated in Section 3.4 of this agreement.

** If the proposal calls for concurrent annexation into the City, the County then waives its right of approval authority.

***For all area designations except "Urban Service Area"

MINIMUM LEVELS OF SERVICE

The following tables contain the minimum levels of service expected at the time development occurs.

Area Type and Requirements	Agricultural Areas (AA)				
	Limited Rural Residential w/ Cluster	Limited Rural Residential w/o Cluster	Agricultural Commercial	Park, Recreational and Open Space	Exclusive Uses
WATER					
Municipal					
Centralized	X				
Individual Well		X			
Site and Use Dependant			X	X	X
WASTEWATER					
Centralized *					
Onsite		X			
Site and Use Dependant	X		X	X	X
TRANSPORTATION					
Class A County Road					
Class A County Road within ¼ Mile of Hard Surface Road	X	X			
Class A County Road within ½ Mile of Hard Surface Road			X		
Entrance onto a Hard Surface Road					X
Entrance onto a Paved Road					
Site and Use Dependant			X	X	X
FIRE PROTECTION					
5 mile Radius to a Fire Station	X	X		X	
2.5 mile Radius to a Fire Station			X		X
DESIGN CRITERIA					
	X		X		X

* Centralized sewage systems and on-site sewage systems shall conform with the minimum standards shown in the County's Development Regulations and shall be maintained by the property owner in conformance with the requirements of the Linn County Health Department and the Iowa Department of Natural Resources.

Area Type and Requirements	Rural Residential Development Areas (RRDA)		Urban Service Areas (USA)		
	Residential w/ Cluster	Residential w/o Cluster	Residential w/ Cluster	Residential w/o Cluster	Commercial (Neighborhood)
WATER					
Municipal					
Centralized	X		X		
Individual Well		X		X	
Site and Use Dependant					X
WASTEWATER					
Centralized *			X		
Onsite		X		X	
Site and Use Dependant	X				X
TRANSPORTATION					
Class A County Road					
Class A County Road within ¼ Mile of Hard Surface Road	X		X		
Class A County Road within ½ Mile of Hard Surface Road		X		X	
Entrance onto a Hard Surface Road					X
Entrance onto a Paved Road					
Site and Use Dependant					X
FIRE PROTECTION					
5 mile Radius to a Fire Station	X	X	X	X	
2.5 mile Radius to a Fire Station					X
DESIGN CRITERIA					
	X		X		X

* Centralized sewage systems and on-site sewage systems shall conform with the minimum standards shown in the County's Development Regulations and shall be maintained by the property owner in conformance with the requirements of the Linn County Health Department and the Iowa Department of Natural Resources.

Area Type and Requirements	Commercial Areas (COM)		Other Uses**	Metro Urban Service Area
	General	Highway		
WATER				
Municipal				X or
Centralized				X
Individual Well				
Site and Use Dependant	X	X	X	
WASTEWATER				
Centralized				X or
Onsite				
Municipal				X
Site and Use Dependant	X	X	X	
TRANSPORTATION				
Class A County Road				
Class A County Road within ¼ Mile of Hard Surface Road				X
Class A County Road within ½ Mile of Hard Surface Road				
Entrance onto a Hard Surface Road		X		
Entrance onto a Paved Road				
Site and Use Dependant	X		X	X
FIRE PROTECTION				
5 mile Radius to a Fire Station				
2.5 mile Radius to a Fire Station	X	X	X	X
DESIGN CRITERIA				
	X	X	X	X (Metro Area Design Standards)

** Revert to the County's Rural Land Use Plan and all applicable development ordinances and procedures.

SECTION 3. Administrative Policies

Growth management within the fringe area of the City of Bertram affects both the City and the County. There is a clear need for coordination and joint administration of development policies in this area. To that end, the City and County agree to the following procedures for administration of land use regulations.

1. Correspondence between authorized representatives of the City and County.

The City may appoint, from time to time, an authorized representative to coordinate activities with County officials. The City shall provide a written notice of the authorized Representative's name, title, address and telephone number, and the extent of his/her authority to act on behalf of the City for the coordination of land use regulations. The County's authorized representative is the Planning and Development Director or his/her designee.

These representatives may establish practical guidelines for the transmission of information, coordination of activities and documentation of decisions as they may affect this agreement.

2. Subdivision plats received by the County

Persons proposing subdivisions as affected by this agreement shall submit plats and all necessary application materials to the County in accordance with County requirements and regulations. The County shall review all plats.

When required by this agreement, the applicant will also submit plats and necessary application materials to the City. Within sixty (60) days from submission, the City's Planning and Zoning Commission will forward a recommendation of favorable or unfavorable comment to the City Council. Within thirty (30) days of the City's Planning and Zoning Commission action, the City Council will forward their final action to the County. Failure of either City entity to comply with the above time frame shall be deemed a waiver of any objection to the application; however, this time frame shall be extended no more than 30 days upon initiation of the dispute resolution process as provided in section 3.8.

When required by this agreement (i.e. the Urban Service Area plan designation), the County Planning and Zoning Commission, within sixty (60) days from submission, will forward a recommendation of favorable or unfavorable comment to the Board of Supervisors. Within thirty (30) days of the County's Planning and Zoning Commission action, the Board of Supervisors will forward their final action to the City. Failure of either County entity to comply with the above time frame shall be deemed a waiver of any objection to the application; however, this time frame shall be extended no more than 30 days upon initiation of the dispute resolution process as provided in section 3.8.

Applicants may request a joint consultation with the City and County authorized representatives to determine probable requirements for subdivision approval. A record of this meeting shall be presented to both the City and County planning commissions. This meeting is meant to be informational only, and will not bind the City Council, Board of Supervisors, or either Planning and Zoning Commissions.

3. Rezoning requests

Rezoning applications shall be submitted to the County. Where required by this agreement, rezoning applications, maps and related information shall be promptly forwarded to the City for review and action as defined herein prior to the County Planning and Zoning Commission consideration. Within sixty (60) days from submission, the City's Planning and Zoning Commission will forward a recommendation of favorable or unfavorable comment to the City Council. Within thirty (30) days of the City's Planning and Zoning Commission action, the City Council will forward their recommendation to the County. Failure of either City entity to comply with the above time frame shall be deemed a waiver of any objection to the application; however, this time frame shall be extended no more than 30 days upon initiation of the dispute resolution process as provided in section 3.8.

When required by this agreement (i.e. the Urban Service Area plan designation), the County Planning and Zoning Commission, within sixty (60) days from submission, will forward a recommendation of favorable or unfavorable comment to the Board of Supervisors. Within thirty (30) days of the County's Planning and Zoning Commission action, the Board of Supervisors will forward their final action to the City. Failure of either County entity to comply with the above time frame shall be deemed a waiver of any objection to the application; however, this time frame shall

be extended no more than 30 days upon initiation of the dispute resolution process as provided in section 3.8.

4. Conditional Use Permits

City membership on the County Technical Review Committee is hereby established for review of all conditional use permit applications within the two-mile planning area of the City. The City's representative shall be considered a member of the Technical Review Committee.

Conditional Use Permit applications shall be submitted to the County. The applications and related information shall be promptly forwarded to the City's representative for review. Within its normal review schedule, the Technical Review Committee will forward recommendations for conditions of approval, as appropriate to the County's Planning and Zoning Commission. Based in part upon comments of the Technical Review Committee, the County Planning and Development Staff shall recommend alternatives to the Planning and Zoning Commission. The normal review schedule shall be extended no more than 30 days upon initiation of the dispute resolution process as provided in section 3.8.

5. Advance notification of annexation

The City will provide written notification to the County of all anticipated annexation requests no less than ten (10) days before Council approval. The notice will identify the property to be annexed, and describe any requested amendment to the agreement resulting from the annexation. The County shall respond to any request for amendment to this agreement. In addition, the County shall have the right to comment on the annexation request.

In addition, the City shall provide details of the provision of infrastructure to the area to be annexed, along with a corresponding timeline for such work to be completed.

6. Exchange of information on land use regulations.

The City shall provide the County's representative with current copies of the City's zoning and subdivision ordinances, maps, and all other land use regulations. The County shall provide the City's representative with current copies of all County land use standards and regulations, including the plan and all applicable ordinances and codes.

7. Effective periods and updating the provisions of this agreement.

This agreement shall become effective upon acceptance and execution by both parties, and shall be in effect for twenty (20) years after the date of execution of this agreement. This agreement shall be automatically renewed unless the County or the City objects to such renewal prior to the renewal date.

The agreement may be modified and extended by the written consent of both parties. The Urban Service Area may be modified, but only after considering actual and projected growth of the City, planned infrastructure improvements and other factors affecting future growth of the City.

8. Disputes.

If the City and County are in conflict over a proposed subdivision, rezoning or other matter which affects this agreement, a review committee appointed by the City Council and Board of Supervisors shall be established to negotiate a resolution. The committee shall be comprised of one member each of the City Council and Board of Supervisors, one member each of the City and County Planning and Zoning Commissions, and one staff member of each respective local government. Within thirty (30) days of the committee's appointment, a proposed solution will be recommended to the City Council and Board of Supervisors for approval. If no resolution is achieved, the findings of the review committee shall be forwarded to the City Council and Board of Supervisors.

9. Appeal of review or disapproval

When application is made for approval of a proposed development subject to this Agreement, either the applicant or a second governing body which also has jurisdiction for approval, may be aggrieved by any of the following:

1. The requirements imposed by a governing body as a condition of approval.
2. The denial of the application.

If the proposed development is disapproved by a governing body, such disapproval shall state how the proposed development is objectionable. The applicant has the right to appeal, within twenty days, the failure of the governing body to issue final approval of the proposed development.

Either the applicant or an aggrieved governing body has the right to appeal to the district court within twenty days after the date of the denial

of the application or the date of the receipt by the applicant of the requirements for approval of the proposed development. Notice of appeal shall be served on the governing body in the manner provided for the service of original notice pursuant to the rules of civil procedure. The appeal shall be tried de novo as an equitable proceeding.

10. Termination of agreement.

This agreement may be terminated by either the City or County by submitting a written notice of termination to the other party no less than thirty days before the end date of this agreement.

11. Execution and recording of this agreement.

This agreement shall be filed with the Secretary of the State of Iowa and with the Linn County Recorder in compliance with Chapter 28E of the *Code of Iowa*.

SIGNED: _____
Chair, Linn County Board of Supervisors

ATTEST: _____
Linn County Auditor

Date Signed: _____

SIGNED: _____
Mayor, City of Bertram

ATTEST: _____
Bertram, City Clerk

Date Signed: _____

PLAN APPENDIX

GLOSSARY OF PLANNING TERMS

Amenity: A natural or created feature that enhances the aesthetic quality, visual appeal or makes more attractive a particular property, place or area.

Annexation: To incorporate a land area currently outside of the existing city limits into a municipality, with a resulting expansion in the boundaries of the municipality.

Buffering: A common planning tool used to minimize negative impacts between neighboring uses. Buffering can include open space, landscaped areas, fences, walls, berms or any combination thereof to physically separate or screen one use or property from another.

Built Environment: Artificially created fixed elements, such as buildings, structures, devices and surfaces, that together create the physical character of an area.

Contiguous: Having a common boundary, next to, abutting or touching an adjoining property.

Density: The number of housing units or structures allowed per unit of land.

Design Standards: A set of guidelines defining parameters to be followed in site and/or building design and development. Can also be used to define standards for infrastructure improvements as well.

Development: The physical construction of buildings and/or the preparation of land. Development activities include: subdivision of land; construction or alternation of structures, roads, utilities and other facilities; installation of septic systems; grading; and clearing of natural vegetative cover (with the exception of agricultural activities).

Environmentally Sensitive Land: An area with one or more of the following characteristics: (1) steep slopes, (2) flood plain, (3) soils with high water tables including wetlands and wetlands transition areas, (4) soils that are highly erodible or subject to erosion, (5) land incapable of meeting percolation requirements, (6) stream or river corridor, (7) mature stands of native vegetation, and (8) habitats of endangered species.

Fringe-Area Agreement: *See Intergovernmental Agreement.*

Goal: Description of a future desired state of affairs for the community. Goals are the broad public purposes toward which policies and programs are directed. Generally, more than one set of actions (objectives) may be required to achieve each goal.

Growth Management: A wide-range of techniques used in combination to manage or influence the amount, type, location, density, timing and/or rate of growth. Growth management objectives often form the backbone of a comprehensive plan. Techniques used to execute growth management policies may include: zoning and subdivision ordinances, capital improvements, design standards and designation of future growth or urban service boundaries.

Implementation: Carrying out or fulfilling plans and proposals.

Incremental Design: Method of development to maintain small-town atmosphere and reducing sprawl by utilizing compact, contiguous growth to existing development.

Infill Development: The development of new housing or other buildings on scattered vacant sites in a built-up area. Infill development takes pressure away from the fringe-area of a community and allows growth to occur where infrastructure (streets, sewer, water, etc.) is already in place.

Infrastructure: Public services and facilities needed to sustain residential, commercial, industrial and all other types of development activities. Infrastructure includes, but is not limited to sewage disposal systems, water supply systems, drainage systems, roads, parks, sidewalks, trails, schools, libraries, fire, police, emergency, medical facilities and public works facilities.

Intergovernmental Agreement: (28E Agreement) A legal document binding two or more governmental units or agencies to act in certain, cooperative ways. The term is most often used in a planning context to refer to shared or delegated responsibility to review development proposals and/or to recognize adopted plans and policies of the governmental units or agencies. For example, the City of Bertram and Linn County will adopt a 28E agreement which requires each entity to provide materials on development proposals within certain geographic areas for the other entity to review and comment upon. Also called fringe-area agreements.

Issues: Points of debate, discussion or dispute in the community that are identified in a local plan and are dealt with by the plan's goals, policies and objectives.

Land Use: A description of how land is occupied or utilized. Land use types typically include: various types of residential, commercial, industrial, agricultural, and public uses.

Land Evaluation and Site Assessment (LESA): The County's numerical system that measures the quality of farmland, generally used to help select tracts of land to be protected or developed.

Objective: Individual accomplishments which, taken together, will enable the local government to achieve stated goals.

Open Space: Any parcel or area of land or water that is essentially unimproved and devoted to an open space use for the purposes of (1) the preservation of natural resources, (2) outdoor recreation (active or passive), or (3) public health or safety. Land used for the managed production of resources (farming, etc.) is typically not considered open space. Also called green space.

Plan: The formulation and graphic representation of the means to reach a desired end, as well as the act of preparing a plan (community input, research and analysis). A plan is a written and graphic analysis of a desirable and feasible pattern of growth with goals and objectives to best serve the residents of the local government. A plan should be based on the input of the community as well as data and extensive research. Final product can be called a master plan, general development plan or comprehensive plan. In this document, Plan shall mean the City/County Strategic Growth Plan between the City of Bertram and Linn County, Iowa.

Policy: Statements of government intent for which individual actions and decisions are evaluated.

Strategy: Tasks which may be taken to achieve stated goals and policies.

Urban Sprawl: Uncontrolled growth, usually low-density in nature, in previously rural areas and some distance from existing development and infrastructure.

R E S U L T S O F T H E S E C O N D T O W N M E E T I N G

Small Group Results

Group #1

Positive Qualities to be Maintained

Low taxes	23 points
Rural Living (low density)	16
Environmental quality (trees, low traffic, etc.)	6
Close to Cedar Rapids (schools, shopping, jobs, etc.)	5
Safety/low crime	3
Access to Highways	

Close family
 Lots of wildlife
 Neighborly
 Room for controlled growth
 Your own well water

Future Concerns to be Addressed

Cedar Rapids annexation (higher taxes)	18 points
Urban sprawl	15
More restrictions (zoning, etc.)	10
Less safety/more crime	3
Increased traffic/higher population	2
Manufacturing/transfer stations moving in	2
Wastewater plant smells	2
County roads are in terrible shape	1
Fire departments stretched to limit	1
The taking of land	

Group #2

Positive Qualities to be Maintained

Rural setting	17 points
Close to Cedar Rapids	10
Good mix of agricultural land and open space	10
Quiet/little traffic	9
Cedar River access	3
Nature Center (wildlife, trees)	3
Part of heritage/home	3
Good neighbors	2
Some commercial (Handimart)	2
Space to move/grow	1
Hunting	

(Group #2 continued)

Future Concerns to be Addressed

Odors from sewer plant	18 points
Growth of housing area	10
Maintenance of gravel roads	9
Waste transfer station	8
Government moving in (more restrictions)	6
Rural power supply (service is weak)	4
Water supply	4
Growth vs. animals	3
Trains	

Group #3**Positive Qualities to be Maintained**

Close to city (schools, work, shopping)	13 points
Country-like atmosphere (sense of community)	12
Good schools	9
Quality of living/life	8
Low tax rate	6
Low population density/low housing density	3
Easy access to four lane transportation	1
Landscape	1
Better values	
Water quality	
Well maintained streets	

Future Concerns to be Addressed

Cedar Rapids annexing	21 points
Fire and emergency response time	14
Isolation to future growth	6
Loss of tax base	5
Sewer plant/compost	5
Over population	4
Loss of farmland	3
Tax rate	2
Access of Highways 13 and 30 (traffic)	
Highway 13 and Blaine Corner	
Loss of country-like life	
Over population of schools	

Group #4**Positive Qualities to be Maintained**

Beauty - woods (Group #4 continued)	12 points
Low density	9
Small town atmosphere	8
Close to town, still small place	7
Good roads, maintenance	6
Safety	6
Peaceful	3

Future Concerns to be Addressed

Sewer plant	15 points
Future commercial development with wells/septics	9
No dump - garbage	9

Commercial development	6
Traffic	4
No natural gas service	2
Fire protection	2
City of Cedar Rapids (property values)	1
Environmental protection	
Junky places	
Little knowledge about what neighbors have	
Multi-million dollar homes near farms/compost	
No recycling with trash pick-up	

Group #5

Positive Qualities to be Maintained

Peaceful rural character, yet not isolated	19 points
Many natural areas (woodlands, creek)	11
Farming community (much open space)	9
Wildlife	7
Surrounded by good school systems	2
All residential, no business	
Close to Cedar Rapids	
Everyone knows each other	
Good sunsets	
Low density residential	
Low taxes	
Paved roads	
Small town atmosphere - good neighbors	
Well maintained properties - pride in ownership	

Future Concerns to be Addressed

Loss of farmland to residential development	12 points
Loss of natural areas to development	12
Landfill/transfer station	8

(Group #5 continued)

Cedar Rapids getting closer	4
Fire protection/response time	3
Heavy traffic	3
Odors from sewer plant	2
Water quality	2
As development increases - taxes increase	
Historic eyesores along Mt. Vernon Road	
Lower speed limit on Bertram Street	
Maintaining what we have - at the level we have it	
More houses and more people	
People coming into the community except what's in place (laws)	

Spot development
Train noise - horns at night
Utilities (wells/septics)

Group #6

Positive Qualities to be Maintained

Small town rural living	28 points
Slow growth	13
Clean quiet area	10
Low taxes	6
Close to Cedar Rapids	4
Low crime	2
Low density/good traffic	2
Big creek	
Tight knit neighborhood	

Future Concerns to be Addressed

Transfer station	21 points
Smell of sewage plant	16
Addition of large business	8
Cedar Rapids annexing in two mile area	7
Development of Cedar River Valley	6
Retention of land value	3
Spot growth	2
Water quality	2
Need to maintain well balanced infrastructure	1
Loss of farmland	
Road access	

Group #7

Positive Qualities to be Maintained

Rural atmosphere (wide open spaces, natural areas/forests/streams)	20 points
Controlled, cluster growth	9
Access to bigger cities	8
Air quality	6
Lower taxes	6
Maintain privacy	5
Prime agricultural land	4
Keep the "big stuff" commercial out	3
Quality of people, low crime	2

Transportation access (highway 30 and 13)	2
Access to jobs, schools	
Quiet small town atmosphere	1
Lower traffic	
Minimal noise	
Semi-rural natural beauty access to wildlife	

Future Concerns to be Addressed

Potential negative impacts of the transfer station		10 points
Consistency between city/county plans	8	
Fire safety (distance to station/volunteers)		8
Encroachment of Cedar Rapids/other cities	7	
Traffic on Highways 13 and 30	7	
City standards outside city	4	
Large housing projects	4	
Concern for/don't want commercial development	3	
Lack of sewer/water infrastructure		3
Quality of roads in outlying area	3	
Loss of prime farmland	2	
Air quality - keep it good	1	
Eval. opportunities	1	
Loss of natural resources (timber)	1	
Maintain community involvement	1	
Water quality	1	
Attract high-return/low-impact business		
Excessive chemicals from farming (environmental impacts)		
Police manpower outside city		

Group #8

Positive Qualities to be Maintained

Not spoiled by all development		8 points
Small town atmosphere	7	
(Group #8 continued)		
Responsive government - knows people	6	
No industry	5	
Close to Cedar Rapids	4	
Open rural wilderness	4	
Low taxes	3	
Neighborhood kept up	3	
Small, friendly helpful and tolerant		2
Ample living space	1	
Quite peaceful area	1	
Easy access to fire/sheriff		
Environmental aesthetic (woods, prairie)		

Good postal service
Good road maintenance
Low population density

Future Concerns to be Addressed

No blanket policies for the two mile area	6 points
Concern Cedar Rapids will expand waste plant	5
New residents who don't adapt and want to change	
Rural area/people	5
Being dictated by Cedar Rapids	4
Traffic congestion on major roads, esp. Mt. Vernon Road	4
Loss of environmental aesthetics (timber/prairie)	3
Odors from waste pollution plant	3
Spoiling small town atmosphere with too much growth	3
Traffic endangerment from commerce	3
Clean water	2
Loss of prime farmland	2
Growth needs to fit city (Bertram) plans if they want to grow	1
Leap-frog development	
Provide adequate water for development	

P L A N M A P S

- 1.1 Future Preferred Land Use Map
- 1.2 Intergovernmental Agreement Map (Planning Area Map)

